

September 27, 2013

Gregg Ramirez-Senior Planner
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Re: 150 Newport Center Drive
LUE-General Plan

Dear Gregg:

Please accept this letter as a request to include 150 Newport Center Drive (Beacon Bay Car Wash) in the current Newport Beach General Plan process. This parcel is significant in its proximity to the 2 new restaurants being constructed at Anacapa and Newport Center Drive within the Newport Center North General Plan. The car wash land area is approximately 52,000 square feet and the operation will be closing down in the near future.

While a specific plan is difficult to provide at this time, the plan is to process a 125 room, high end suite hotel. There may be a component that includes high end condominiums but at this point in time the request is to consider only the suite hotel concept. The proposed land use requested would be for a MU-H3 to accommodate a ground floor restaurant and the suite hotel. Parking would be sub terrarium. If the land use plan is approved, it would then require either a zone change or CUP to accommodate a height change to 90 feet. This use will grow the tax base, provide bed tax and provide a new amenity that is needed in Newport Center.

Thank you for your consideration in presenting this to the Land Use Element Amendment Advisory Committee. In the meantime if you should have any questions, please do not hesitate to call.

Very truly yours:

Tod W. Ridgeway, Partner

C. Pat Campbell Shea
C. Mike Lutton
C. Ron Soderling